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TWELFTH CONGRESSIONAL DISTRICT

MSHDA. Opening Possibilities.

The Michigan State Housing Development Authority works to enhance Michigan's economic and social health by forging creative and collaborative partnerships, sharing knowledge and targeting resources to strengthen and rebuild communities.

Federal funding plays a pivotal role in assisting areas of the state hit hardest by economic and social downturns. Community Development Block Grants (CDBG), Low-Income Housing Tax Credits (LIHTC), HOME funds and Federal Historic Preservation Tax Credits provide a means to help homeowners, local businesses and communities grow while reinvesting in the people and places that make up our great state.

From Southeast Michigan to the northern tip of the Upper Peninsula, MSHDA's efforts support:

- Affordable Housing
- Neighborhood stabilization
- Blight removal
- Ending homelessness
- Downtown revitalization



State of Michigan

Federal Funding Impact FY 2012–2015

Low-Income Housing Tax Credit*



Statewide Investment:
\$1,324,397,000

District: **\$112,356,540**

The LIHTC program is the most successful affordable housing production program in U.S. history forging public-private partnerships between the Federal government, state allocating agencies and private sector developers. MSHDA uses the 9% and 4% credit to assist in the financing of new construction and the preservation of existing structures. This spurs investment in the community, creates jobs and secures new/rehabilitated units of affordable housing.

The HOME Investment Partnership



Statewide Investment:
\$118,427,039**

District: **\$12,607,332**

The HOME program helps communities build, buy or rehabilitate affordable housing for rent or ownership, often in partnership with local nonprofit groups. This flexible program allows state and local governments to use HOME funds for grants, direct loans, loan guarantees, rental assistance, security deposits or other credit enhancements.

Community Development Block Grant



Statewide Investment:
\$450,902,717**

District: **\$17,220,443**

The CDBG program is an annual grant allocation to state and local governments on a need-based formula taking poverty, population, overcrowding, age of housing and population growth lag into consideration. Communities develop their own programs and funding priorities including; property acquisition, demolition, rehabilitation and relocation, façade improvements and assistance for local businesses.

Federal Historic Preservation Tax Credit



Statewide Investment:
\$114,523,928

District: **\$290,000**

In Michigan, the Federal Historic Preservation Tax Credit encourages investment in vacant or underused older buildings. Once rehabilitated, these structures end up back on local tax rolls and contribute to the community once again. From 2003 through 2015, historic rehabilitations using federal preservation tax credits resulted in more than \$2.3 billion in direct investment.

*Number is a 10-year value of LIHTC.

**Based on HUD 2012–2015 reports.

1

ANN ARBOR

RIVER RUN/MAPLE TOWER

DEVELOPMENT INFORMATION

Total Cost: \$11,533,369

Units: 251

Jobs Created*: 193

MSHDA INCENTIVES/ INVESTMENTS

• Annual LIHTC: \$1,956,860

• 10-Year Value of Credit: \$19,568,600

*Source: NAHB April 2015 report, "The Economic Impact of Home Building in a Typical Local Area."





"I was homeless seven months ago...

We lived in three different shelters, a hotel and there was a period of time we stayed in our car. We will always remember the people that helped us find a home. It's really, really nice here."

Gabriella King, Resident

Thanks to the joint efforts of the Ann Arbor Housing Commission and Norstar Development, the City of Ann Arbor has seen a massive rehabilitation of local housing developments. Updates spanning two developments, River Run and Maple Tower, which combined to make up five different affordable housing properties. Some of the upgrades include updates to the electrical, HVAC and plumbing systems, replacing appliances, as well as several cosmetic upgrades. Further progress on supportive housing is planned in Ann Arbor, with Maple Tower and River Run both serving as a first step in the right direction. MSHDA is proud to sponsor and support the renovations to these developments.



HAMILTON CROSSING

2

13615 MICHIGAN AVE., DEARBORN

CITY HALL LOFTS

DEVELOPMENT INFORMATION

Total Cost (est.): \$9,000,000

Units: 53

Jobs Created*: 150

MSHDA INCENTIVES/ INVESTMENTS

Annual LIHTC: \$792,101

10-Year Value of Credit: \$7,921,010

Historic Tax Credit (est.): \$1,800,000

3

596 S. HAMILTON ST., YPSILANTI

HAMILTON CROSSING

DEVELOPMENT INFORMATION

Total Cost: \$9,019,309

Units: 70

Jobs Created*: 151

MSHDA INCENTIVES/ INVESTMENTS

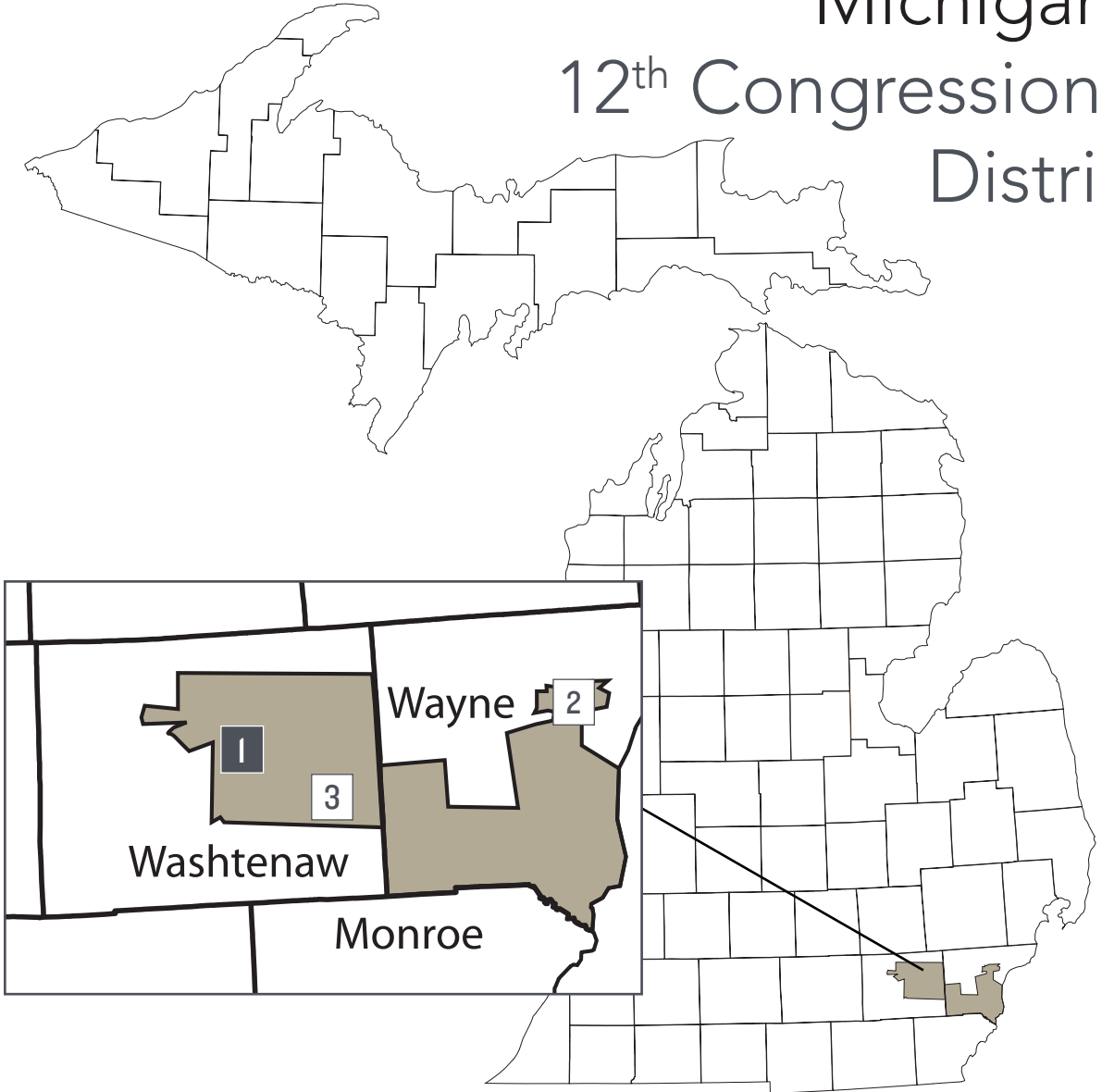
MSHDA Tax-Exempt Loan: \$4,700,000

Annual LIHTC: \$322,502

10-Year Value of Credit: \$3,225,020

*Source: NAHB April 2015 report, "The Economic Impact of Home Building in a Typical Local Area."

Michigan's 12th Congressional District





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Toll Free: 855-MI-MSHDA
(855-646-7432)